



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3011, 25074 South Pine Lake Road
Rural Red Deer County, Alberta

MLS # A2243291



\$149,900

Division:	Whispering Pines		
Type:	Residential/House		
Style:	Bungalow		
Size:	564 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Driveway, Front Drive, Off Street, Parking Pad, Paved, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, On Golf Course, Standard Shaped Lot, Street		

Heating:	Combination, Electric, Fireplace(s)	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R7
Foundation:	Block	Utilities:	-
Features:	Granite Counters, Kitchen Island, Track Lighting, Vinyl Windows		

Inclusions: All Furniture, Starlink Satellite, Smart TV

Beautiful Well Maintained Bungalow is Turnkey and comes with everything you need. Upgrades include Granite Countertops, Custom Stone Facing Fireplace, Stainless Steel Appliances, Custom Window Coverings, Added Spray Foam Insulation and Insulated Skirting for additional warmth in the cooler months. The Shingles were just redone in 2021, and the HWT was just replaced this year. Loads of recreation or relaxation at your doorstep and the Resort is Year Round! From May - October the Clubhouse with Pro Shop, Restaraunt with Patio, and Indoor Swimming Pool with Hot Tub is open. Maintenance Free means more time to spend doing what you love, The seller currently rents a boat slip for \$1000/year, and boat storage for \$50/month.